



ENV_15-02107-FULL_04

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14 December 2015

Dear Ms Gibson,

Application 15/02107/FULL - Relocation of Phoenix Gym to Fifield Road

I have just discovered a very recent addition (dated December 11 2015) to the documents relating to the above planning application on the RBWM web site.

This is a fascinating report dated October 26 2015 from Stephen Riley of Engineering Consultants **WSP | Parsons Brinckerhoff** in Basingstoke. These are the very same Consultants tasked by Streetcare to carry out a drainage study of our area to which we have contributed a large amount of local information in the form of layered PDF map overlays etc. They have produced an initial stage report which has now been stagnating unpublished for more than 3 months "under review". We have been requesting sight of this report for all of that time and now for an indication of intended publishing date. Still no reply is forthcoming and even our Councillors have gone very quiet although they have in the past been extremely helpful in obtaining replies from officers.

The document now on your web site is very specific to the proposed new gym site. It is not clear who commissioned this report - Highways (Streetcare) , or your own planning Department - but it is addressed directly to you. It is very technical, has a ring of authority to it, and appears to support in every respect the things we have been trying to point out throughout this application process.

The report concludes "*On the basis of the submitted information we conclude that there is insufficient detail to satisfactorily determine that the proposed development will not exacerbate or be vulnerable to flood risk over its lifetime accounting for the effects of climate change. On the basis of the submitted information we would recommend refusal of the application.*" It goes on to specify 10 things that need to be addressed.

In the light of this it is difficult to see how planning could possibly be approved. We assume that the applicant will now, amongst other things, be required to reconsider their submissions relating to how they intend to deal with the huge amount of run-off which will be the inevitable product of such a massive area of hard surfaces.

There is also a matter relating to this which is extremely difficult to understand. If the report was sent to you on October 26 2015 why was it not posted on the web site until December 11 2015 - nearly 7 weeks later ? Are we to believe that the department is so overstretched that it takes more than 6 weeks for somebody to become available to upload a PDF file to the web site ? That explanation is not really credible as documents were uploaded on Oct 30, Nov 6, Nov 13, Nov 16, several on Nov 20, Nov 23, Nov 25, Nov 26, Nov 30, and December 7. Is it possible to explain this ?

Yours sincerely,

Rod Lord

OGAFCA Environment Work Group